



The Comprehensive Development Plan (CDP)

What is the CDP?

Comprehensive Planning is required by all cities and counties under the Georgia Planning Act of 1989. The Georgia Department of Community Affairs sets the Minimum Standards for Comprehensive Planning. In addition, the City of Atlanta Charter mandates the preparation of a Comprehensive Plan every 3 to 5 years. The purpose of the Comprehensive Development Plan is to guide the growth and development of the City, set forth development goals, policies and an implementation plan for the City and its neighborhoods, while setting the framework for the future for a successful and prosperous Atlanta. The next Comprehensive Development Plan is due October 31, 2011.

What does the CDP consist of?

The CDP includes the three components listed below.

(1) Community Assessment

- a. Existing Development Pattern
- b. Population
- c. Economic Development
- d. Housing
- e. Community Facilities
- f. Natural and Cultural Resources
- g. Transportation and
- h. Land Use

(2) Community Participation and

(3) Community Agenda

- a. Community Vision
 - i. General vision statement
 - ii. Future Development Map with major character areas
 - iii. Land Use Map
- b. Community Issues and Opportunities
- c. Implementation Program
 - i. Short Term Work Program
 - ii. Policies

How to get Involved?

The Bureau of Planning will be working with neighborhoods and community groups in the development of the plan. We encourage participation and feedback to some key planning questions, for example:

- What is your vision of the City of Atlanta
- What are the issues and opportunities in your community?
- What is the character of your community
- Where shall redevelopment occur?
- Are there appropriate locations for infill development?

Fact Sheet: The 2011 Comprehensive Development Plan

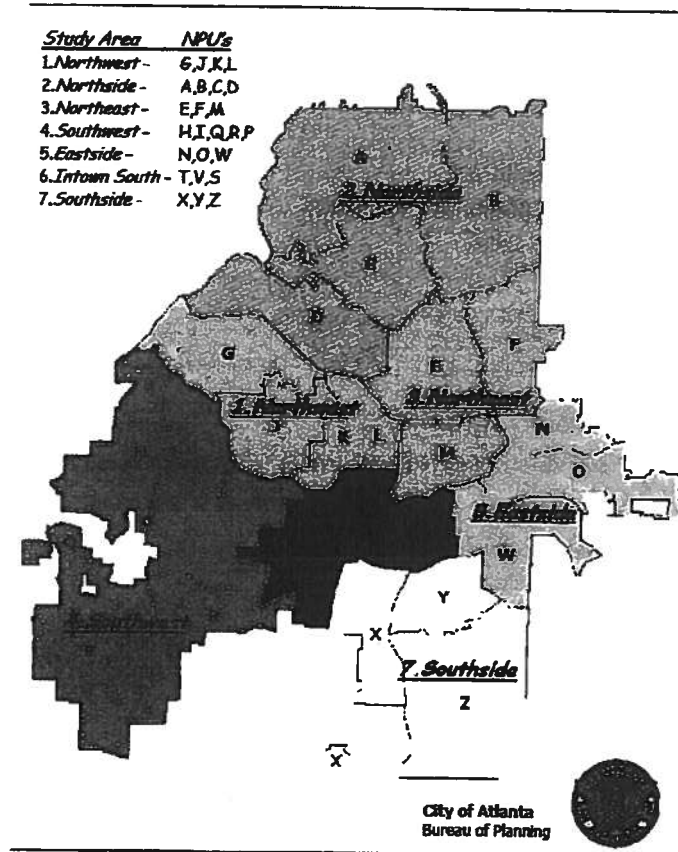
- Are changes to the land use map recommended?
- How should we grow as a City?
- What neighborhood character and design elements do we want?
- Where should we promote commercial/retail development?

There will be opportunities for input at various stages in the planning process. The schedule of meetings and information about other ways to provide input will be distributed through the NPUs and other community organizations. Meetings will be organized by study areas, see map below. If you would like to be added to our contact list to receive meeting notification, please send contact information to the BOP staff below.

What's the time schedule?

The Comprehensive Development Plan Public Participation planning process will take place between the fall of 2010 and July 2011. After a 60-day review process by the Atlanta Regional Commission and the Georgia Department of Community Affairs, the CDP must be adopted by the City Council by October 31, 2011.

ASAP Study Area Groups



Contact: Garnett Brown, Tel: 404.330.6724, gbrown@atlantaga.gov and Jessica Lavandier
Tel: 404.865.8522 jlavandier@atlantaga.gov.

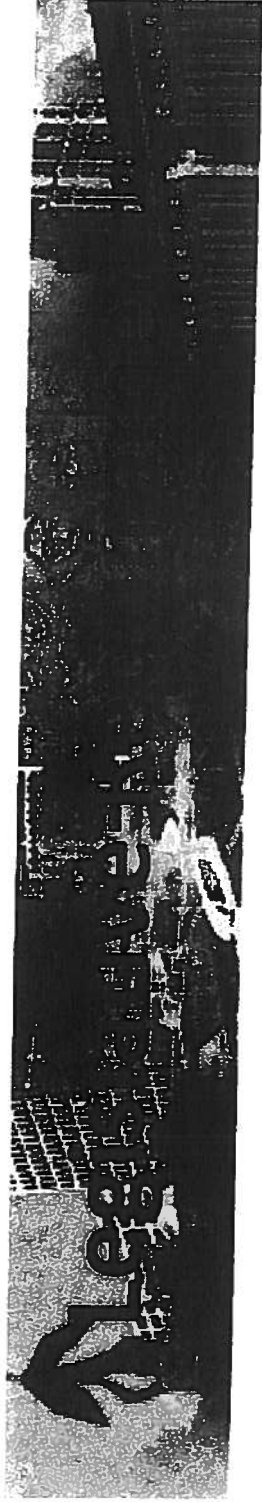
**Department of Planning and Community Development
Bureau of Planning**

**The Capital Improvements Program (CIP)
and
The Short-Term Work Program (STWP)**

City of Atlanta



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- The 2010-2014 Capital Improvements Program (CIP) is a five year implementation plan for the construction, maintenance, and renovation of public facilities and infrastructure.
- All projects listed in the CIP must have some identified funding.
- This document is required to be adopted every year by the City of Atlanta in order to maintain *Qualified Local Government* status which is needed for various state and regional funding and to collect impact fees.
- The document must be reviewed by the Atlanta Regional Commission and the Georgia Department of Community Affairs and adopted by the City of Atlanta by October 31st of each year.
- Yearly Impact Fee financial statement and list of impact fee funded projects are included in the Capital Improvements Element (CIE)



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Projects included in the CIP must meet the following criteria:

- A project, facility or equipment with a monetary value of at least \$25,000 and will last longer than 5 years.
- A project, facility or equipment, which meets the above criterion and will benefit from extended life through renovation, replacement, refurbishment or expansion.
- A project, facility or equipment that is currently funded in an existing capital improvement or bond program that was not completed by July 1, 2008.
- A project which results in purchase, improvement or development of land.

Normal equipment items, such as rolling stock, are not part of the CIP process and are treated as operating budget items.



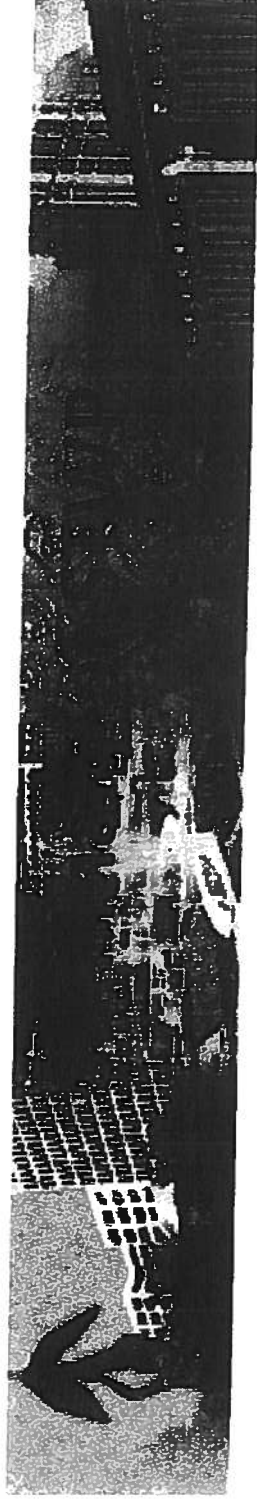
DP&CD

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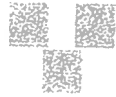
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- The Short Term Work Program (STWP), also known as the Comprehensive Development Plan (CDP) Project List, is a key implementation tool of the Comprehensive Development Plan.
- It is a list of the major actions to be undertaken by the City of Atlanta to implement the CDP recommendations over the next 15 years. Projects listed in recently approved plans, such as the ones listed below, are incorporated into the STWP.
- CTP (Comprehensive Transportation Plan)
 - 7 LCI Plans
 - 2 Tax Allocation District Plans
 - 11 Redevelopment Plans
 - 7 Corridor/Area Plans
- Projects and Programs identified by City Agencies



- The STWP/CDP Project List includes a description of community and economic development initiatives, programs, major capital improvements, infrastructure expansions, regulatory measures, and land development regulations to be adopted or amended.
- The STWP/CDP Project List includes capital projects that are fully funded (these are also in the five year Capital Improvements Program), partially funded, as well as unfunded projects.
- A project must be in STWP/CDP Project List for it to move to the CIP.



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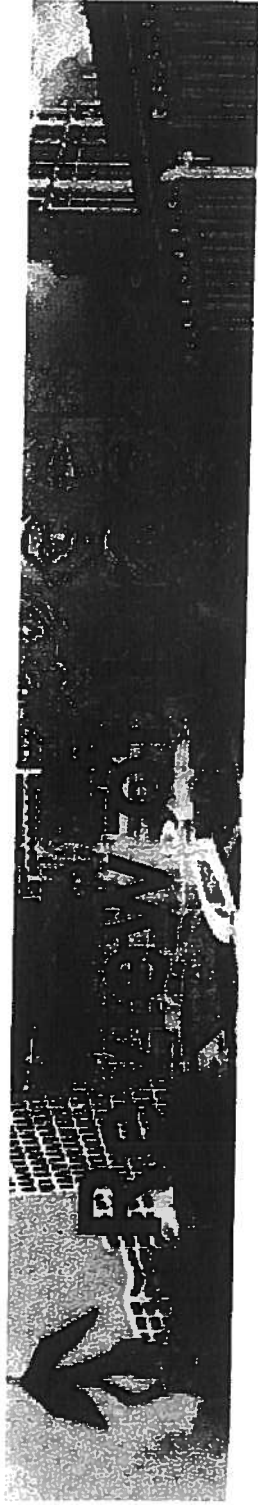
Summary of STWP

The Short Term Work Program addresses the following areas with the corresponding Departments:

Section	Departments/Agencies
Economic Development	Atlanta Development Authority Atlanta BeltLine Inc DPCD
Housing	Atlanta Development Authority DPCD – Bureau of Housing Office of Human Services
Natural & Cultural Resources	DPCD – Urban Design Commission Department of Watershed Management Office of Sustainability
Community Facilities	Corrections Fire Rescue Office of Enterprise Asset Management Parks Recreation and Cultural Affairs Police Public Works (solid waste) Watershed Management (sewer and water)
Transportation	Atlanta BeltLine Inc Department of Aviation DPCD Department of Public Works
Land Use	DPCD - BOP
NPU Projects	Department of planning and community development



- The process to develop the CIP and STWP starts in early March with the formulation of the CIP/STWP Sub-cabinet. Each department updates information in the CIP.
- A draft CIP-STWP is available for review and comment in June of each year.
- After the June CD/HR public hearing the Draft CIP/STWP is sent to ARC and DCA for 60 day Review.
- Neighborhood Planning Units and general public have had the opportunity to review documents and submit comments to the Bureau of Planning until the 3rd Quarter public hearing is held in mid September.



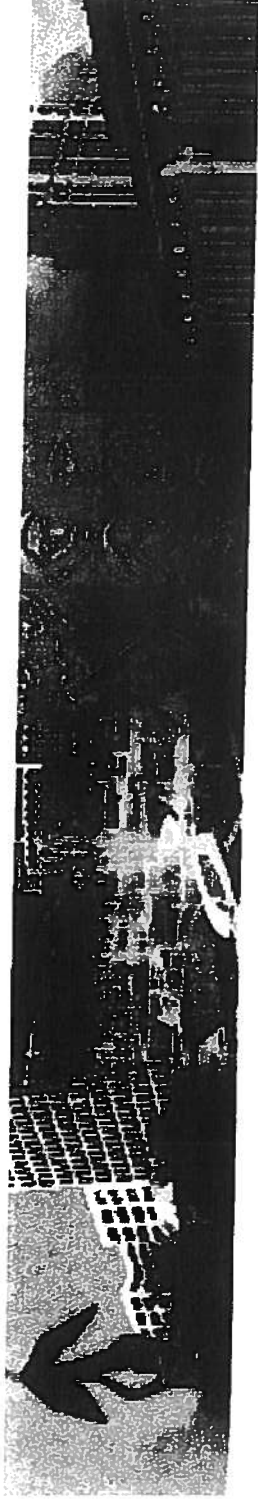
- Final CIP/STWP on the CD/HR agenda and City Council Agenda for adoption.
- Adoption Resolution transmitted to Atlanta Regional Commission and Georgia Department of Community Affairs by October 31st.
- CIP/STWP on BOP web page

<http://www.atlantaga.gov/government/planning/cip.aspx>



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QUESTIONS

CIP-Mary McCracken

STWP-Jessica Lavandier

404-330-6145



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The City of Atlanta Capital Improvement Program (CIP) and Short-Term Work Program (STWP)

Overview

The Capital Improvement Program (CIP) is an implementation plan for the construction, maintenance, and renovation of public facilities and infrastructure over the next 5 years. The Short-Term Work Program (STWP) is a 15-year program that includes unfunded and funded programs, non-capital and capital projects. State law requires that these documents be adopted by the City of Atlanta in order to maintain *Qualified Local Government* status which is needed for all State and regional funding. Additionally, approval and adoption of these documents allows the City to collect local impact fees. These documents must be reviewed by the Atlanta Regional Commission and the Georgia Department of Community Affairs and adopted by the City by October 31st of each year.

The Department of Planning and Community Development, specifically the Bureau of Planning, is responsible for the overall coordination of the compilation of both plans. The Bureau has established a Sub-Cabinet comprised of representatives from each operating department and other designated agencies to assist in the compilation of the plans.

Frequently Asked Questions:

What is the difference between the CIP and the STWP?

The CIP shows the allocation of projected expenditures for capital projects expected over the next five years.

The **CIP** identifies major improvements and capital purchases needed to provide services to the community. Projects included in the CIP are City infrastructure and facilities, which have the following characteristics:

- any project, facility or equipment with a monetary value of at least \$25,000 and will last longer than 5 years.
- any project, facility or equipment, which meets the above criterion and will benefit from extended life through renovation, replacement, refurbishment or expansion.
- any project, facility or equipment that is currently funded in an existing capital improvement or bond program that will not be completed by July 1, 2010

The **STWP** is a key implementation tool of the Comprehensive Development Plan. It is a list of the major actions that could be undertaken by the City of Atlanta to implement the CDP recommendations over the next 15 years.



The STWP includes a description of community and economic development initiatives, programs, major capital improvements, infrastructure expansions, regulatory measures, and land development regulations to be adopted or amended. The STWP includes programs and capital projects that are fully funded (these are also in the Capital Improvements Program), partially funded, as well as unfunded. Projects listed in the plans approved since 2004 are included in the STWP. NPU project lists are also included in the STWP. A project should be in STWP/CDP Project List for it to move to the CIP.

Who develops the CIP/STWP?

The CIP Subcabinet, a committee comprised of representatives from each City operating Department and select agencies, is responsible for developing project lists for both documents based on identified and projected needs. Each department is responsible for completing the information for each project listed in the CIP/ STWP. The Bureau of Planning facilitates this effort and compiles the documents.

How do I get involved?

You may review the documents and send comments on the CIP/STWP to BOP staff and/or attend one of the Public Hearings. **NPUs may submit priority projects for inclusion in the STWP.** See the schedule below.

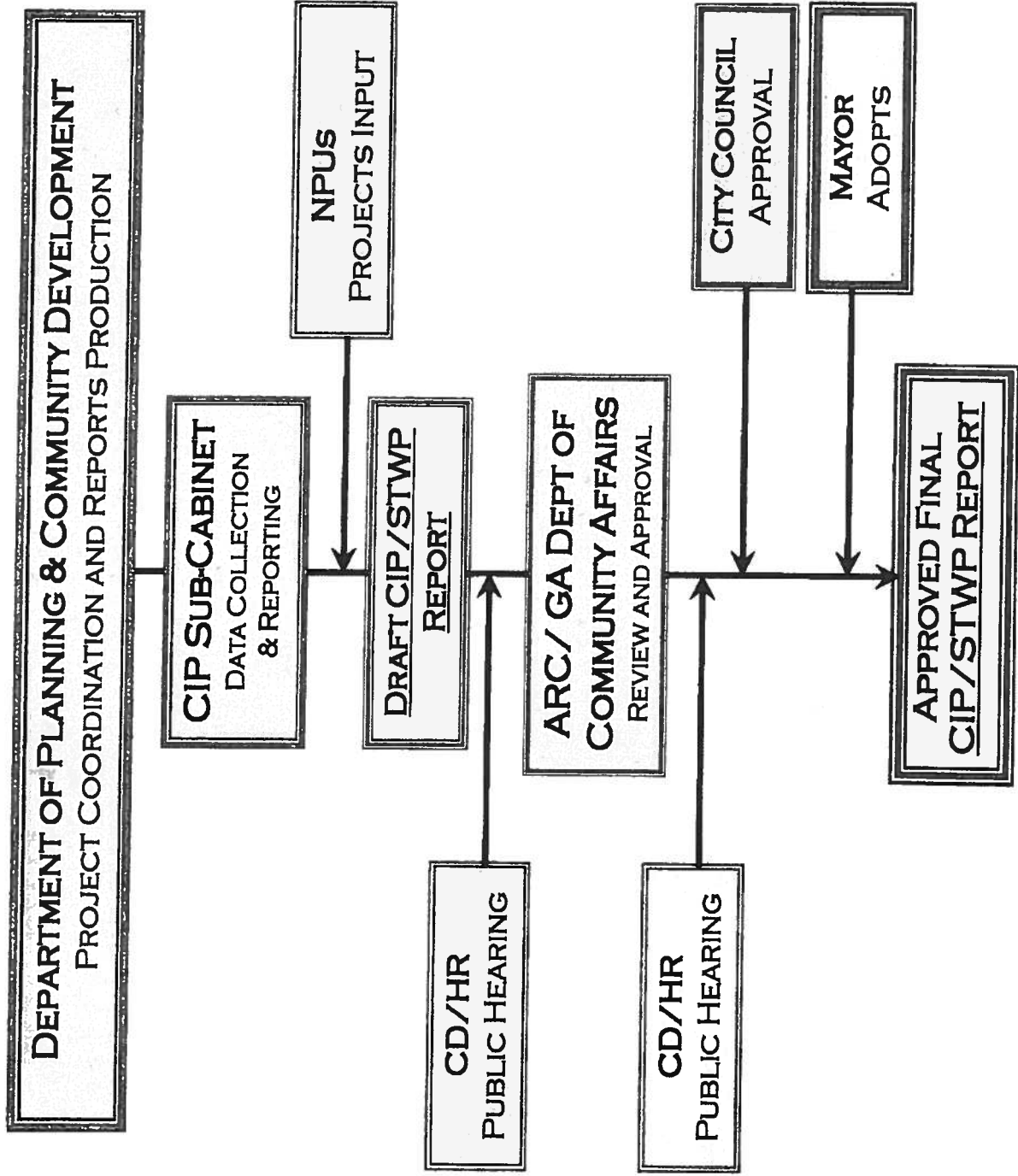
What is the schedule for developing the CIP/STWP?

Work on the CIP/STWP starts in February and concludes when the CIP/STWP is adopted by the City in October of every year.

Date	Action/Event	Location
February	CIP/STWP production schedule available on the Bureau of Planning's website	CIP webpage see below
April 30th @ 5:00 pm	Deadline for NPUs to submit their priority projects for STWP	Submit to Jessica Lavandier jlavandier@atlantaga.gov
June 1st	Draft 2011-2015 CIP/STWP documents posted online on the Bureau of Planning's website	CIP webpage see below
June 14 th @ 6:00 pm	CDHR Public Hearing Public may offer comments and input	City Council Chambers 55 Trinity Avenue Atlanta, Georgia 30303
September 13 th @ 6:00 pm	CDHR Public Hearing Last chance for public to provide comments and input	City Council Chambers 55 Trinity Avenue Atlanta, Georgia 30303
The CIP/STWP webpage : http://www.atlantaga.gov/government/planning/cip.aspx For more information or questions, contact the Bureau of Planning: Mary McCracken at dpcd-mmccracken@atlantaga.gov , (404) 865-8553 Jessica Lavandier at jlavandier@atlantaga.gov , (404) 865-8522		



CIP/STWP DEVELOPMENT & APPROVAL PROCESS



City of Atlanta Department of Planning and Community Development, Bureau of Planning 2010 Comprehensive Development Plan (CDP) Land Use Amendment Schedule

Application Period	Community Development/ Human Resources Committee Public Hearing	Community Development/ Human Resources Committee Meeting	City Council Meeting
October 14, 2009 – November 10, 2009	March 8, 2010	March 9, 2010	March 15, 2010
November 11, 2009 – December 8, 2009			
December 9, 2009 – January 12, 2010			
January 13, 2010 – February 9, 2010	June 14, 2010	June 15, 2010	June 21, 2010
February 10, 2010 – March 9, 2010			
March 10, 2010 – April 13, 2010			
April 14, 2010 – May 11, 2010	September 13, 2010	September 14, 2010	September 20, 2010
May 12, 2010 – June 8, 2010			
June 9, 2010 – July 13, 2010			
July 14, 2010 – August 10, 2010	November 29, 2010	November 30, 2010	December 6, 2010
August 11, 2010 – September 14, 2010			
September 15, 2010 – October 12, 2010			

CD/HR Public Hearings are held in the City Council Chambers on the second floor of City Hall at 6:00 p.m.
 CD/HR Committee meetings are held in Committee Room 2 on the second floor of City Hall at 12:30 p.m.
 City Council meets in the City Council Chambers at 1:00 p.m.

Land Use Designation	Zoning Classification																																							
	R-1	R-2	R-3	R-3A	R-4	R-4A	R-4B	R-5	RG-1	RG-2	RG-3	RG-4	RG-5	RG-6	RL-C	MR-1	MR-2	MR-3	MR-4 A & B	MR-5 A & B	MR-6	O-I	LW	NC	C-1	C-2	C-3	C-4	C-5	MRC-1	MRC-2	MRC-3	I-1	I-2	PD-H	PD-OC	PD-MU	PD-BP		
Open Space																																								
Community Facility																																								
Single-Family																																								
Low-Density Residential																																								
Medium - Density Residential																																								
High-Density Residential																																								
Very High - Density Residential																																								
Low-Density Commercial																																								
High-Density Commercial																																								
Industrial																																								
Business Park																																								
Office/ Institutional/ Residential																																								
Mixed Use - Low Density																																								
Mixed Use - Medium Density																																								
Mixed Use - High Density																																								
Mixed-Use																																								
TCU																																								

NOTES: Shaded areas represent compatible zoning classifications. Modified 4/4

NOTES: Shaded areas represent compatible zoning classifications. Non-shaded areas represent zoning classifications that are not compatible with land use designations.
Source: City of Atlanta Bureau of Planning.



The City of Atlanta Livable Centers Initiative (LCI) Program

What is the LCI program? The Livable Centers Initiative (LCI) is a program offered by the Atlanta Regional Commission (ARC) that encourages local jurisdictions to plan and implement strategies that link transportation improvements with land use development strategies to create sustainable, livable communities consistent with regional development policies.

Planning grants are awarded on a competitive basis to local governments and non-profit organizations to prepare plans for the enhancement of existing centers and corridors, taking advantage of the infrastructure and private investments in these communities and achieving a more balanced regional development, reducing vehicle miles traveled and improving air quality. The primary goals of the program are to:

1. Encourage a diversity of mixed-income residential neighborhoods, employment, shopping and recreation choices at the activity center, town center, and corridor level;
2. Provide access to a range of travel modes including transit, roadways, walking and biking to enable access to all uses within the study area;
3. Develop an outreach process that promotes the involvement of all stakeholders

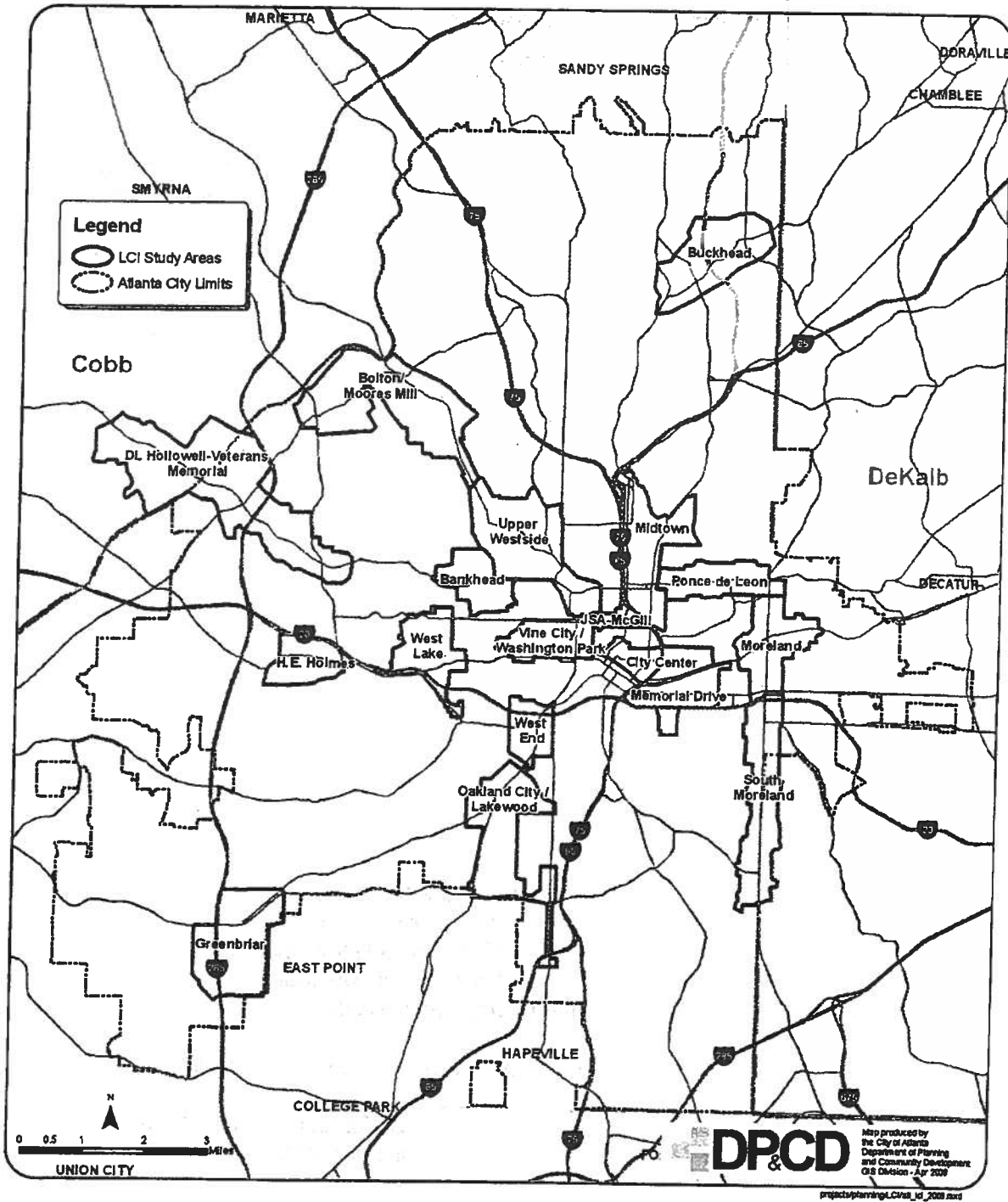
LCI Programs in the City of Atlanta: Over the past 10 years, 18 areas in the City of Atlanta have been designated as LCI Communities. The LCI areas are shown in the map in the next page. The Atlanta Regional Commission has funded 13 studies. In addition, 5 studies have been "grandfathered" as LCI communities. The City of Atlanta has sponsored 13 of the studies and other agencies, the Midtown Alliance, Central Atlanta Progress/ADID, Buckhead CID and the Atlanta Housing Authority, have sponsored 5 of the studies. In addition to funding planning studies, the Atlanta Regional Commission has funded 7 Supplemental studies.

The biggest impact of the LCI program is the \$500M available for funding transportation projects. Two priority transportation projects from each LCI are eligible for funding. To date, ARC has provided \$23 million in funding for 13 transportation projects located in the City of Atlanta. The City of Atlanta is managing 6 of these transportation projects. Applications for funding have been made for additional transportation projects.

Contact: For additional information of the City of Atlanta sponsored LCI studies, please visit the Bureau of Planning website at:

http://www.atlantaga.gov/government/planning/plans_studies.aspx. You can also contact BOP staff. Garnett Brown, Tel: 404.330.6724, gbrown@atlantaga.gov and Jessica Lavandier Tel: 404.865.8522 jlavandier@atlantaga.gov.

City of Atlanta Livable Centers Initiative (LCI) Study Areas





**BUREAU OF PLANNING
2010 ZONING REVIEW BOARD SCHEDULE
6:00 PM-CITY HALL-CITY COUNCIL CHAMBERS, SECOND FLOOR**

APPLICATION PERIOD	ZONING REVIEW BOARD PUBLIC HEARING	ZONING COMMITTEE	CITY COUNCIL
October 14, 2009 – November 10, 2009	January 7, 2010 or January 14, 2010	February 10, 2010	February 15, 2010
November 11, 2009 – December 8, 2009	February 4, 2010 or February 11, 2010	February 24, 2010	March 1, 2010
December 9, 2009 – January 12, 2010	March 4, 2010 or March 11, 2010	March 31, 2010	April 19, 2010
January 13, 2010 – February 9, 2010	April 1, 2010 or April 8, 2010	April 28, 2010	May 3, 2010
February 10, 2010 – March 9, 2010	May 6, 2010 or May 13, 2010	June 2, 2010	June 7, 2010
March 10, 2010 – April 13, 2010	June 3, 2010 or June 10, 2010	July 14, 2010	July 19, 2010
April 14, 2010 – May 11, 2010	July 1, 2010 or July 8, 2010	July 28, 2010	August 16, 2010
May 12, 2009 – June 8, 2010	August 5, 2010 or August 12, 2010	September 1, 2010	September 7, 2010
June 9, 2010 – July 13, 2010	September 2, 2010 or September 9, 2010	September 29, 2010	October 4, 2010
July 14, 2010 – August 10, 2010	October 7, 2010 or October 14, 2010	October 27, 2010	November 1, 2010
August 11, 2010 – September 14, 2010	November 4, 2010 or November 11, 2010	December 1, 2010	December 6, 2010
September 15, 2010 – October 12, 2010	December 2, 2010 or December 9, 2010	TBD	TBD

APPLICATIONS ARE ACCEPTED UNTIL 2:00 PM ON THE LAST DAY OF THE APPLICATION PERIOD
Charletta Wilson Jacks, Director –Bureau of Planning/Secretary to the Zoning Review Board
Racquel T. Jackson, Urban Planner
(404) 330-6145

**2010
City of Atlanta
Board of Zoning Adjustment (BZA)
Public Hearing Schedule**

Application Period*	Public Hearing Date
October 22 – November 10, 2009	January 7, 2010
November 12 – November 18, 2009	January 14, 2010
November 19 – December 9, 2009	February 4, 2010
December 10 – December 23, 2009	February 11, 2010
December 25 – January 13, 2010	March 4, 2010
January 14 – January 27, 2010	March 11, 2010
January 28 – February 10, 2010	April 1, 2010
February 11 – February 17, 2010	April 8, 2010
February 18 – March 10, 2010	May 6, 2010
March 11 – March 24, 2010	May 13, 2010
March 25 – April 7, 2010	June 3, 2010
April 8 – April 21, 2010	June 10, 2010
April 22 – May 12, 2010	July 1, 2010
May 13 – May 19, 2010	July 8, 2010
May 20 – June 9, 2010	August 5, 2010
June 10 – June 23, 2010	August 12, 2010
June 24 – July 7, 2010	September 2, 2010
July 8 – July 21, 2010	September 9, 2010
July 22 – August 11, 2010	October 7, 2010
August 12 – August 25, 2010	October 14, 2010
August 26 – September 8, 2010	November 4, 2010
September 9 – September 22, 2010	November 11, 2010
September 23 – October 13, 2010	December 2, 2010
October 14 – October 20, 2010	December 9, 2010

***Applications for Variances and Special Exceptions are accepted up until 2:00 pm.**

***Applications for Appeals will be accepted during regular business hours
Monday – Friday from 8:15 am – 5:00 pm.**

Brandy N. Crawford, Urban Planner Principal and Secretary to the Board of Zoning Adjustment